

829 N MANGUM STREET

Multifamily Development Opportunity in Durham, NC



**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

MULTIFAMILY DEVELOPMENT OPPORTUNITY

This prime parcel of land at 829 N Mangum Street offers an exceptional opportunity for townhome development, with the potential to accommodate up to eight units under the SCAD provisions



PROPERTY OVERVIEW

ACREAGE	± 0.38 Acres
ADDRESS	829 N Mangum Street, Durham, NC 27701
CURRENT ZONING	CG
PARCEL NUMBER	0832100005
BEST USE	Multifamily
ROAD FRONTAGE	N Mangum Street
PRICE	\$950,000
UTILITIES	Public Water and Sewer. Gas available.

COVETED LOCATION

This property is uniquely positioned in Durham's bustling urban core, making it an exceptional site for multifamily townhomes. The property is within walking distance to the Durham Central Park district, which hosts the popular Durham Farmers' Market and various community events.

It's also near the historic Brightleaf Square, offering residents easy access to boutique shopping, trendy restaurants, and nightlife.

The location is just minutes from the Durham Performing Arts Center and the American Tobacco Campus, adding cultural and recreational appeal. The area is well-served by public transportation and is close to major highways like NC-147, providing quick connections to Research Triangle Park, Duke University, and other key employment centers. The nearby

Greenway trails and parks enhance the appeal, offering residents a blend of urban convenience and outdoor recreation. This strategic location ensures strong demand for housing and long-term value for development.

Here is a conceptual image indicating where eight townhomes might be situated. This representation is for visualization purposes only and has not yet received approval. It should be used solely to imagine the potential layout of the property.





218 E Morgan St

216 Rigsbee Ave

400 W Main St

320 W Morgan St

620 Foster St

311 W Corporation St

710 Rigsbee Ave

SUBJECT

MULTIFAMILY DEVELOPMENTS

Under Construction

Planning

521 N Mangum St
Sold for \$446-\$619/SF

SUBJECT

842 N Mangum St
Sold for \$463.78/SF

846 N Mangum St
Sold for \$658.86/SF

MULTIFAMILY RECENT SALES

American Tobacco Campus,
Durham Bulls Athletic Park,
Durham Performing Arts Center

Duke University

The Carolina Theater

Downtown Durham YMCA

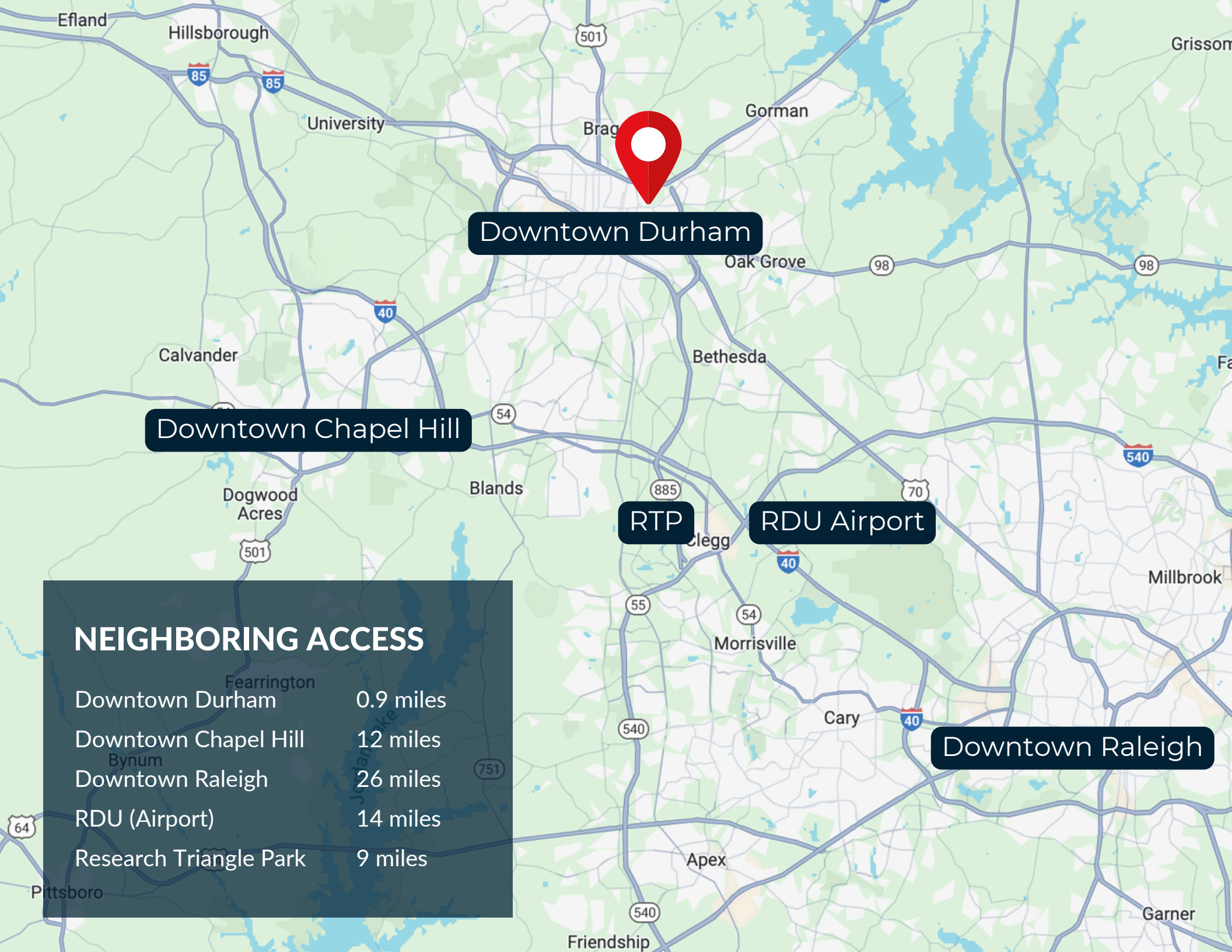
Durham Central Park

SUBJECT

Mangum Street

Geer Street





Downtown Durham

Downtown Chapel Hill

RTP

RDU Airport

Downtown Raleigh

NEIGHBORING ACCESS	
Downtown Durham	0.9 miles
Downtown Chapel Hill	12 miles
Downtown Raleigh	26 miles
RDU (Airport)	14 miles
Research Triangle Park	9 miles

POPULATION

	1 mile	5 mile	10 mile
2010 Population	12,402	159,183	310,513
2023 Population	16,811	193,457	380,037
2028 Population Projection	17,449	197,951	389,601
Annual Growth 2010-2023	2.7%	1.7%	1.7%
Annual Growth 2023-2028	0.8%	0.5%	0.5%
Median Age	37.3	35.8	37.4
Bachelor's Degree or Higher	44%	38%	48%
U.S. Armed Forces	40	157	269

HOUSEHOLDS

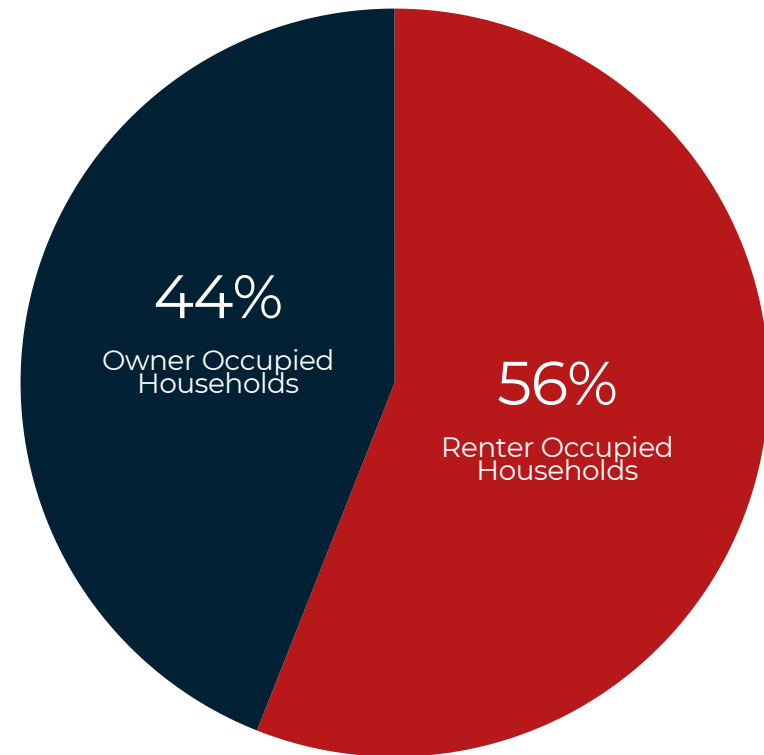
	2 mile	5 mile	10 mile
2010 Households	5,196	63,013	128,622
2023 Households	7,272	76,988	158,052
2028 Household Projection	7,579	78,962	162,305
Annual Growth 2010-2023	3.0%	1.9%	2.0%
Annual Growth 2023-2028	0.8%	0.5%	0.5%
Owner Occupied Households	2,168	34,360	83,680
Renter Occupied Households	5,411	44,602	78,624
Avg Household Size	2.2	2.4	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$202M	\$2.1B	\$4.9B

DEMOGRAPHIC OVERVIEW

INCOME

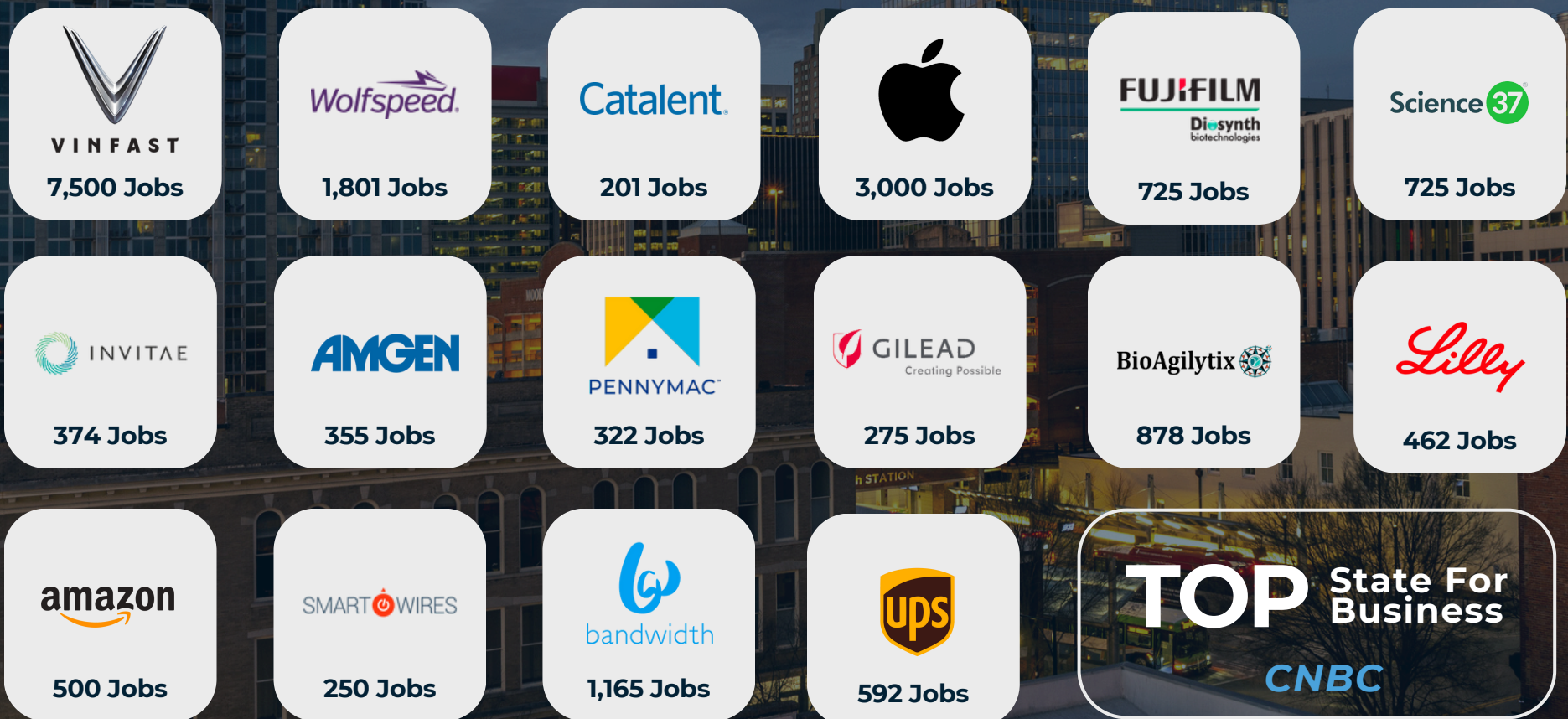
	2 mile	5 mile	10 mile
Avg Household Income	\$91,351	\$76,699	\$95,034
Median Household Income	\$61,678	\$53,617	\$70,981
< \$25,000	1,815	16,747	23,853
\$25,000 - 50,000	1,324	19,473	33,660
\$50,000 - 75,000	1,073	12,824	25,161
\$75,000 - 100,000	768	9,576	21,600
\$100,000 - 125,000	539	5,747	15,052
\$125,000 - 150,000	416	3,818	11,230
\$150,000 - 200,000	542	4,111	12,988
\$200,000+	796	4,693	14,509

HOUSING OCCUPANCY



MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.





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